

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0243116230
Comm # (no dashes):	54153193310
County:	Oconto
Region:	Commerce
Site name:	Schroeder Oil Co AST Bulk Plant
Street Address:	310 Main St
City:	Oconto
Closure Date	2001-03-09
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the	WTM91 projection)
Easting (X):	687509.851438329
Northing (Y):	492986.148108987
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

March 9, 2001

Schroeder Oil
Attn: John Hanlon
PO Box 340
Tigerton WI 54486

RE: CASE CLOSURE **Approved**
COMMERCE #54153-1933-10
Schroeder Oil Co AST Bulk Plant, 310 Main Street, Oconto, WI

Dear Mr. Hanlon;

The Department is receipt of documentation that the conditions necessary for site closure detailed in the *CASE CLOSURE CONDITIONAL UPON RECEIPT OF DOCUMENTATION* letter dated December 18, 2000 have been met. The Department considers that no further action is necessary and has updated our database to reflect this closure.

Thank you for your efforts in restoring Wisconsin's environment. If you have any additional questions, please call the number listed below.

Sincerely,



Dee Zoellner
Site Reviewer
Bureau of PECFA
Phone 715-342-3802

CC: Karen Burkman – Fischer Env.

496877

Document Number

NOTICE OF CONTAMINATION TO
PROPERTYVOL 825 PAGE 123
RECORDED

AT 2:55 O'CLOCK P M

JAN 16 2001

LORALEE LASLEY
REGISTER OF DEEDS
OCONTO COUNTY, WILegal Description of the Property: In re:
(as it appears on the most recent deed)Sec18-T28-R22E Sec18 T28N R22E
SWSW PRT OF SW CONTAINING 5050
SQ FT BNG PRT OF LESSOR'S DEPOT
GROUDS LEASE D TO STANDARD OIL CO.
86942-497-787

See attached legal description

Recording Area

Name and Return Address

Schroeder Oil Inc.
Attn: John Hanlon
P.O. Box 340
Tigerton, WI 54486

STATE OF WISCONSIN

COUNTY OF

)
) ss
)#265-30-181221547
Parcel Identification Number (PIN)

- Section 1. SCHROEDER OIL & EXC. is the owner of the above-described property.
- Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exists on this property.
- Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil and groundwater remains on this site. According to the site investigation report filed by Fischer Environmental dated September 15, 2000, the residual soils are located in the vicinity of the former loading ramp and bulk plant building with residual groundwater contamination located southwest of the soil contamination. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws. File references: PECFA Claim number 54153-1933-10 and BRRTS 02-43-116230, Fischer Environmental, Report dated September 15, 2000.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 16 day of JANUARY, 2001.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of SCHROEDER OIL & EXC.

Signature:

John W. Hanlon
JOHN W. HANLON

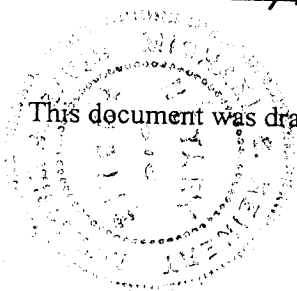
Printed Name: JOHN W. HANLON

Title: GENERAL MANAGER

Subscribed and sworn to before me
this 16th day of JAN, 2001.

Michael H. Krumm
Notary Public, State of WISCONSIN
My commission Sept 28 - 2003

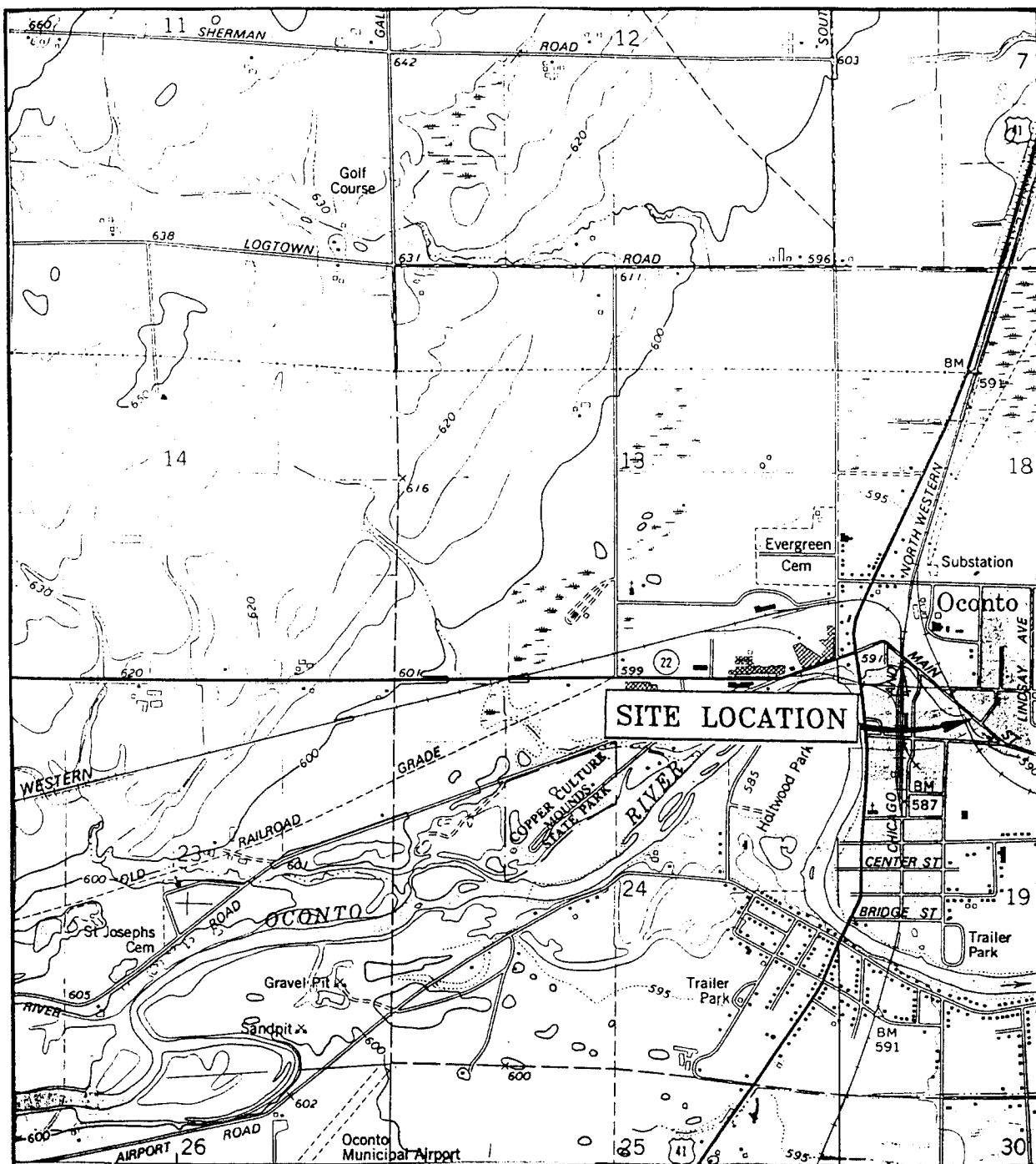
This document was drafted by the Wisconsin Department of Commerce.



A parcel of land located on the C & NW Ry. right of way and being more definitely located and described as part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 18, Township 28, Range 22 East; Commencing at the Southeast corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence North 49 degrees 20 minutes West 458.20 feet to a point in the center line of Main Street in the City of Oconto; thence South 3 degrees 20 minutes East 39.45 feet to the South line of Main Street, said point being marked by a 1 $\frac{1}{4}$ " iron pipe to mark the place of beginning; thence South 3 degrees 20 minutes East 175.85 feet to an iron pipe; thence South 84 degrees 20 minutes West 44.24 feet to a 1 $\frac{1}{4}$ " iron pipe that is set 9 feet Easterly of the centerline of a spur tract; thence Northerly parallel and 9 feet Easterly of said spur tract centerline 103.4 feet to a point that is 50 feet East of the centerline of the main C & NW Ry. line; thence Northerly parallel with and 50 feet East of the centerline of the main C & NW Ry. line 141 feet to the South line of Main Street; thence Southeasterly along the South line of Main Street 96.35 feet to the place of beginning.

Tax Key No. _____

This ~~is not~~ homestead property.
(is) (is not)



OCONTO QUADRANGLE
U.S.G.S. 7.5 MINUTE SERIES
(TOPOGRAPHIC) OCONTO COUNTY
WISCONSIN



SCALE: 1:24,000

FIGURE 1: SITE LOCATION MAP

FISCHER

RIPON KAUKAUNA GREEN BAY

JOB #397072.002

DATE: 8/22/00

IDR: FIG

SCHROEDER OIL AST BULK PLANT
OCONTO, WISCONSIN
SITE INVESTIGATION

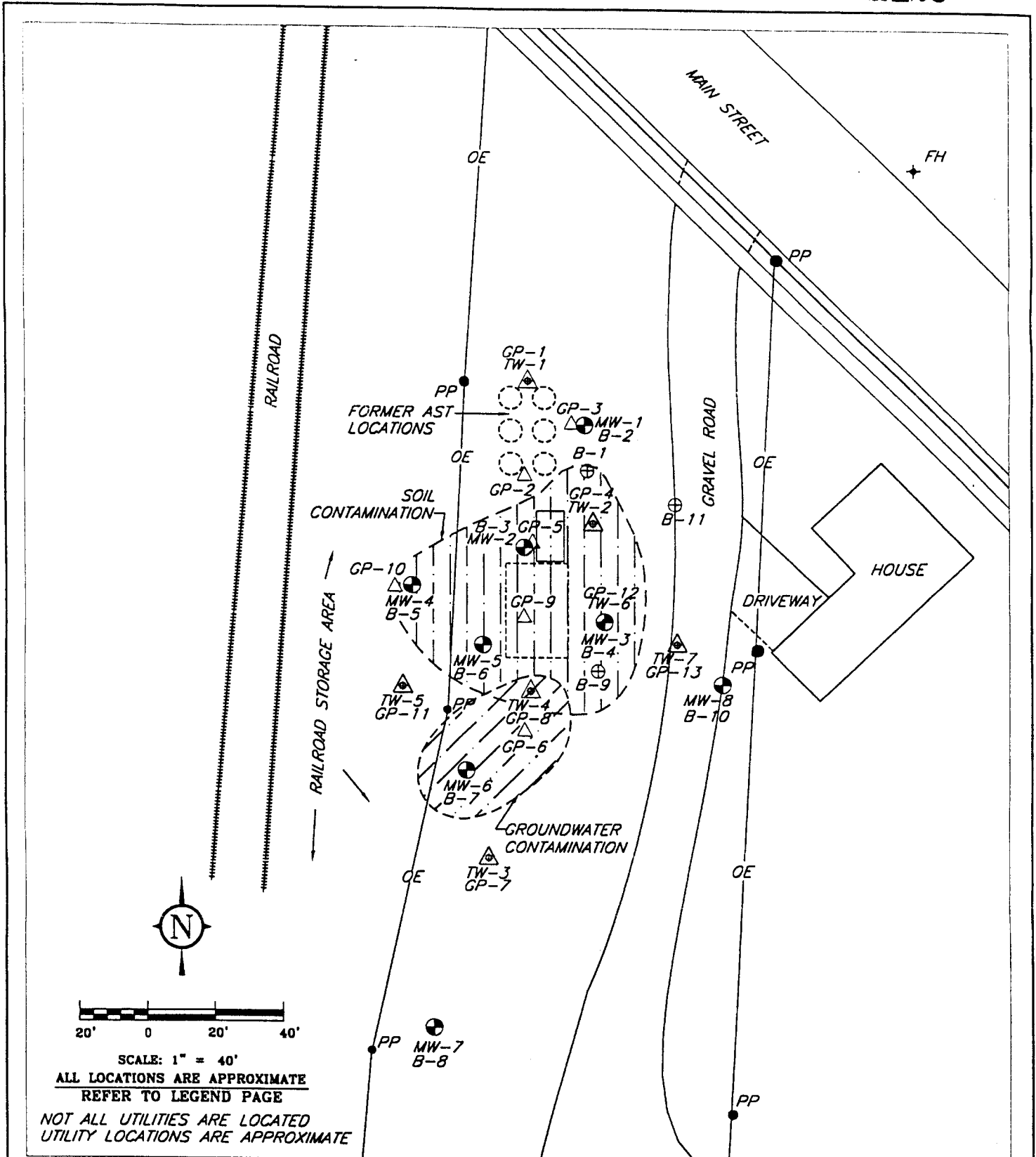


FIGURE 1: ESTIMATED AREAS OF REMAINING CONTAMINATION

FISCHER
RIPON KAUKAUNA GREEN BAY

397072.002

DRAWN BY: KP

DATE: 12/21/00

IDW: SCHROEDER-1

REVIEWED BY:

APPROVED BY:

SCHROEDER OIL AST BULK PLANT
OCONTO, WISCONSIN
CLOSURE

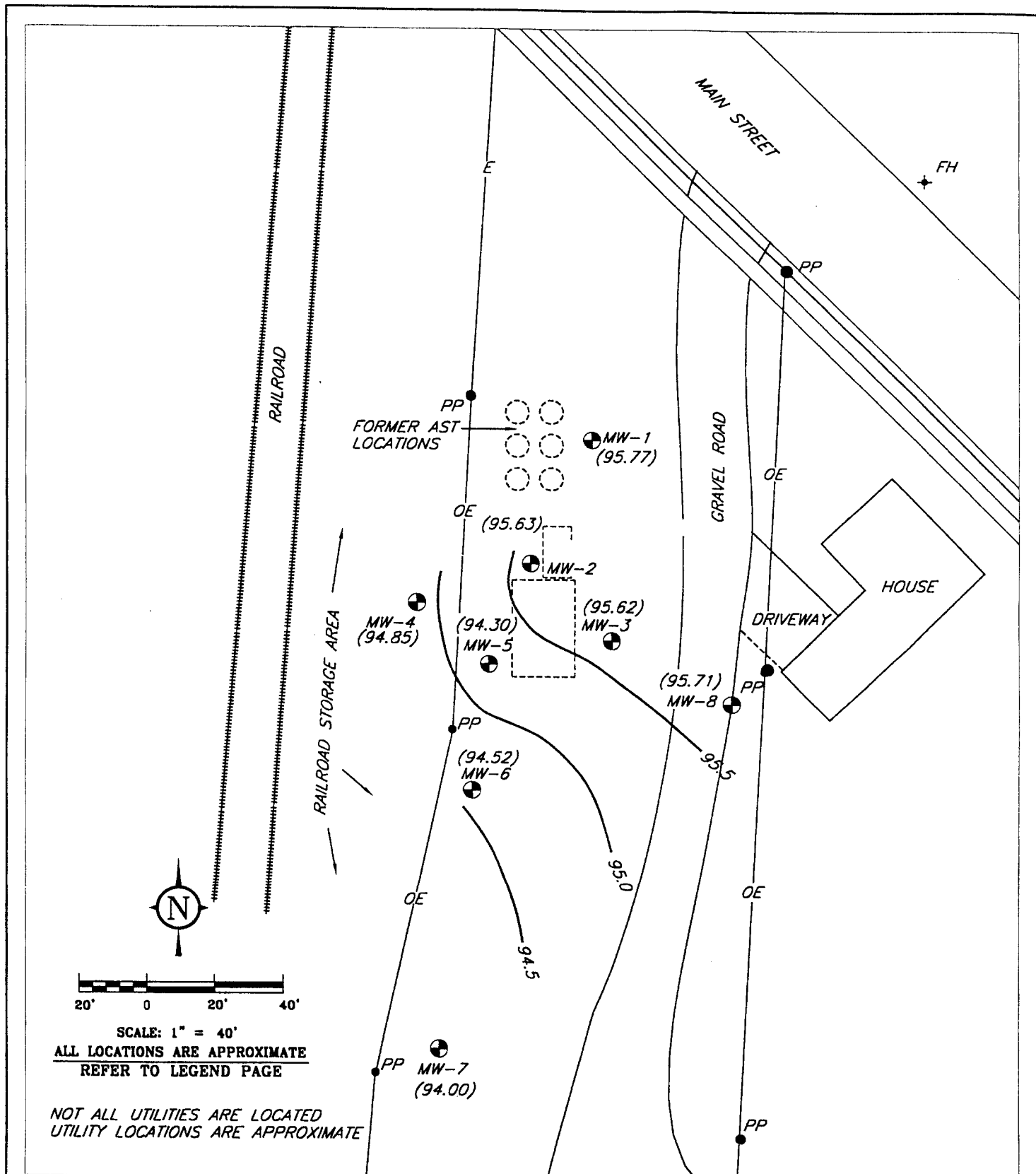


FIGURE 8: GROUNDWATER CONTOUR MAP - MAY 31, 2000

FISCHER RIPON KAUKAUNA GREEN BAY	397072.002		SCHROEDER OIL AST BULK PLANT OCONTO, WISCONSIN SITE INVESTIGATION
	DRAWN BY: KP	REVIEWED BY:	
	DATE: 8/7/00	APPROVED BY: <i>[Signature]</i>	
	ID#: SCHROEDER-1		

SCALE: 1" = 30'
ALL LOCATIONS ARE APPROXIMATE
REFER TO LEGEND PAGE

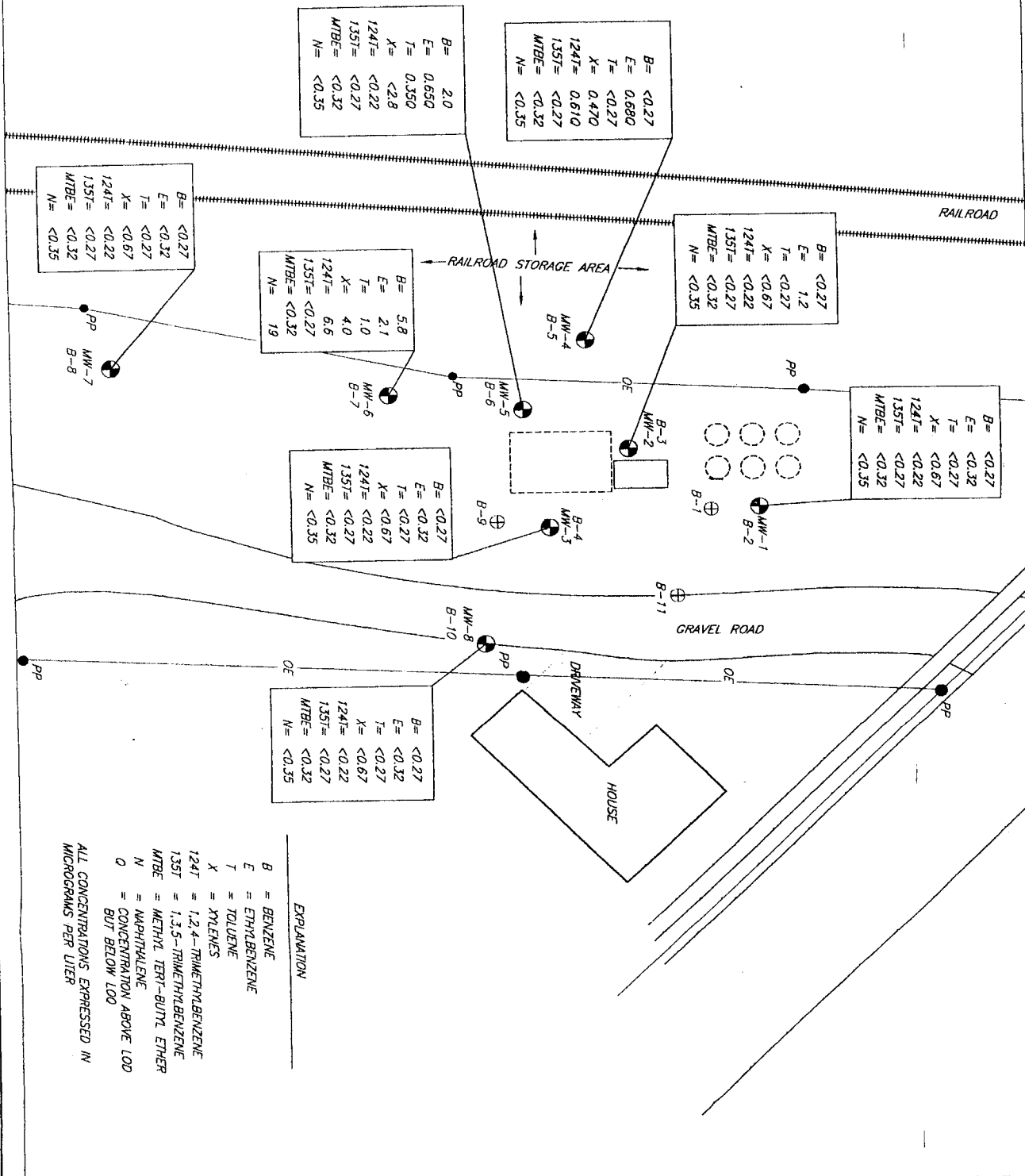


FIGURE 9: GROUNDWATER CHEMICAL CONCENTRATION MAP -- MAY 31, 2000

FISCHER RIPON
KAUKAUNA
GREEN BAY

397072.002
DRAWN BY: EF
REVIEWED BY: [Signature]
DATE: 8/11/00
APPROVED BY: [Signature]
100% PLOTS

SCHROEDER OIL AST BULK PLANT
OCONTO, WISCONSIN
SITE INVESTIGATION

TABLE 3
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
SCHROEDER OIL AST BULK PLANT
FISCHER PROJECT No. 397072.002

Monitoring Well	NR 140		MW-1			MW-2		
Sampling Date	ES	PAL	1/18/99	4/19/99	5/31/00	1/18/99	4/19/99	5/31/00
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/L)								
Benzene	5	0.5	<0.27	<0.26	<0.27	<0.27	<0.26	<0.27
Ethylbenzene	700	140	<0.32	<0.24	<0.32	0.35Q	1.6	1.2
Methyl tert-butyl ether	60	12	<0.32	<0.22	<0.32	<0.32	<0.22	<0.32
Toluene	1000	200	<0.27	<0.21	<0.27	<0.27	0.27Q	<0.27
1,2,4-Trimethylbenzene	480	96	<0.22	<0.86	<0.22	2.4	1.7Q	<0.22
1,3,5-Trimethylbenzene			<0.27	<0.54	<0.27	0.74Q	0.80Q	<0.27
Xylenes, -m, -p	10000	1000	<0.43	<0.97	<0.43	<0.43	<0.97	<0.43
Xylenes, -o			<0.24	<0.37	<0.24	0.24Q	<0.37	<0.24
OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)								
Naphthalene	40	8	<0.35	<0.89	<0.35	3.2	3.5	<0.35

ES = Enforcement Standard

PAL = Preventive Action Limit

µg/L = micrograms per liter

NA = Parameter not analyzed

NE = NR 140 ES not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

TABLE 3 (continued)
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
SCHROEDER OIL AST BULK PLANT
FISCHER PROJECT No. 397072.002

Monitoring Well	NR 140		MW-3			MW-4		
Sampling Date	ES	PAL	1/18/99	4/19/99	5/31/00	1/18/99	4/19/99	5/31/00
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/L)								
Benzene	5	0.5	0.78Q	1.3	<0.27	<0.27	0.49Q	<0.27
Ethylbenzene	700	140	0.36Q	2.5	<0.32	0.42Q	3.6	0.68Q
Methyl tert-butyl ether	60	12	<0.32	0.28Q	<0.32	<0.32	<0.22	<0.32
Toluene	1000	200	0.51Q	0.32Q	<0.27	<0.27	0.26Q	<0.27
1,2,4-Trimethylbenzene	480	96	0.30Q	1.4Q	<0.22	0.50Q	5.7	0.61Q
1,3,5-Trimethylbenzene			<0.27	<0.54	<0.27	<0.27	<0.54	<0.27
Xylenes, -m, -p	10000	1000	1.8	1.5Q	<0.43	<0.43	1.7Q	0.47Q
Xylenes, -o			2.7	0.74Q	<0.24	<0.24	0.69Q	<0.24

ES = Enforcement Standard

PAL = Preventive Action Limit

µg/L = micrograms per liter

NA = Parameter not analyzed

NE = NR 140 ES not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Shading indicates analytical results above NR 140 ES

TABLE 3 (continued)
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
SCHROEDER OIL AST BULK PLANT
FISCHER PROJECT No. 397072.002

Monitoring Well	NR 140		MW-5			MW-6		
Sampling Date	ES	PAL	1/18/99	4/19/99	5/31/00	1/18/99	4/19/99	5/31/00
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/L)								
Benzene	5	0.5	<0.27	<0.26	2.0	7.3	7.8	5.8
Ethylbenzene	700	140	<0.32	<0.24	0.65Q	4.1	4.4	2.1
Methyl tert-butyl ether	60	12	<0.32	<0.22	<0.32	<0.64	0.23Q	<0.32
Toluene	1000	200	<0.27	<0.21	0.35Q	2.5	1.3	1.0
1,2,4-Trimethylbenzene	480	96	<0.22	<0.86	<0.22	15	6.1	6.6
1,3,5-Trimethylbenzene			<0.27	<0.54	<0.27	1.8	0.96Q	<0.27
Xylenes, -m, -p	10000	1000	<0.43	<0.97	1.7	13	9.5	4.0
Xylenes, -o			<0.24	<0.37	1.1	3.1	2.7	0.73Q
OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)								
Naphthalene	40	8	<0.35	<0.89	<0.35	440	19	19

ES = Enforcement Standard

PAL = Preventive Action Limit

µg/L = micrograms per liter

NA = Parameter not analyzed

NE = NR 140 ES not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Shading indicates analytical results above NR 140 ES

TABLE 3 (continued)
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
SCHROEDER OIL AST BULK PLANT
FISCHER PROJECT No. 397072.002

Monitoring Well	NR 140		MW-7		MW-8	
Sampling Date	ES	PAL	2/10/00	5/31/00	2/10/00	5/31/00
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/L)						
Benzene	5	0.5	<0.27	<0.27	<0.27	<0.27
Ethylbenzene	700	140	<0.32	<0.32	<0.32	<0.32
Methyl tert-butyl ether	60	12	<0.32	<0.32	<0.32	<0.32
Toluene	1000	200	<0.27	<0.27	<0.27	<0.27
1,2,4-Trimethylbenzene	480	96	0.39Q	<0.22	<0.22	<0.22
1,3,5-Trimethylbenzene			<0.27	<0.27	<0.27	<0.27
Xylenes, -m, -p	10000	1000	<0.43	<0.43	<0.43	<0.43
Xylenes, -o			<0.24	<0.24	<0.24	<0.24
OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)						
Naphthalene	40	8	0.47Q	<0.35	<0.35	<0.35
LEAD (µg/L)						
Lead	15	1.5	1.1	NA	<0.92	NA

ES = Enforcement Standard

PAL = Preventive Action Limit

µg/L = micrograms per liter

NA = Parameter not analyzed

NE = NR 140 ES not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Shading indicates analytical results above NR 140 ES